



City of Columbus
Mayor Michael B. Coleman

Department of Development

Boyce Safford III, Director

DOWNTOWN COMMISSION RESULTS

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Tuesday, April 27, 2010

8:30 AM

Planning Division

109 N. Front Street, Large Conference Room

Planning Division
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Downtown Commission
Daniel J. Thomas (Staff)
Urban Design Manager
(614) 645-8404
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I. In attendance: Steve Wittmann (Chair); Otto Beatty, Jr.; Kyle Katz; Mike Lusk; Jana Maniace; Danni Palmore

II. Approval of the March 23, 2010 Downtown Commission Meeting Results
The March Results were approved (6-0).

III. Applications for Certificate of Appropriateness

1. 423-10

Hilton Hotel - 425 N. High Street

Applicant: Jay Boone Moody Nolan

Property Owner: Franklin County Convention Facilities Authority

Design Professional: - HOK-Chicago, Todd Halamka Moody Nolan, Inc.

Attorney: Plunkett Cooney / Vorys, Sater, Seymour and Pease, LLP

Zoning: DD (Core Sub-District)

Request:

1. Design review and approval for a 12 story, 532 bed full service hotel. CC3359.27(D)3)
2. Design review and approval for a pedestrian bridge connecting Hotel to convention center. CC3359.08

The hotel was heard on a conceptual basis at the December 15, 2009 Downtown Commission meeting.

Discussion

Review of where we are to date and some refinements from December. Materials were presented. Lighting, especially for the bridge was discussed. The coloring of the “musical” notes (variation in translucent and clear glass) was discussed) In addition, try to make the address signage more interesting.

Outstanding issues included the articulation of brick at the top and the desire for the slanted bridge. This is one chance to have a piece of art. Normally pedestrian bridges would not be approve in downtown. A letter in opposition to the bridge by the Downtown Residence Association of Columbus was mentioned.

Results

Move to approve the application as submitted with the following conditions:

- Incorporate the bridge design (structure, tilted and variegated glazing) that was shown in the December meeting. The applicant will return to the Commission if the require bridge falls outside the bond budget.
- Have solder coursing at the top levels of the “parapet” as opposed to stacked coursing.
- Signage to return to staff for approval.

Approved (6-0)

Non-Binding Comments

Study the placement of the outdoor café in relationship to the entry drive.

2. 405-09

State Auto – SE Corner of E. Broad Street and S. Washington Avenue

Applicant: State Automobile Mutual Insurance Company

Property Owner: State Automobile Mutual Insurance Company.

Design Professional: Bird Houk Collaborative

Zoning: DD (Core Sub-District)

Request:

Design review and for approval of arch design and lighting CC3359.27(D)3, 3359.26

The case went to the Downtown Commission on December 15, 2009 and February 23, 2010. At the second meeting the Commission voted to allow the plan to proceed under the condition of submitting for approval by the full Commission of a lighting plan and specifications as well as details of the arch at the corner of Broad and Washington.

Discussion

Decorative lighting fixtures and the arch design were shown. A question arose about the use of square tubing as opposed to round tubing for the arch. Landscape panels were shown on the small drawing but not on the larger plan. Plant material of Day Lilies will be effective for only a limited number of months and should be balanced by planting some shrubs

Results

Motion to approve with the following conditions. Make revisions and return to staff for:

- Consistent treatment of landscape panes.
- Adding additional shrubs to supplement the Day Lilies.

Approved (6-0)

3. 414-10

Storefront renovations – 51 & 53 E. Gay Street

Applicant: Thomas J. Fortin

Property Owner: DeMond Investments, LLC

Zoning: DD (Core-District)

Request:

Design review and approval for façade renovation. CC3359.27(D)3)

Discussion:

The applicant hopes to have a restaurant on the ground level and residential units on the upper two floors. The Commissioners questioned the capping of the parapet with a darker material. The applicant responded that parapet brick was not in good shape, needed to be reinforced and the mortar in poor condition.

The Commissioners expressed the idea that the ground floor should be opened up with glass. The Commissioners complimented the applicant on making improvements to a contributing building on Gay Street.

Results:

Tabled, no vote taken.

4. 417-10

Abbott fence around the perimeter of block bound by Mt Vernon Ave., Neilston Ave., Buckingham St. and Sixth St. - 380 Neilston Street and 460 Neilston Street

Applicant: Korda / Nemeth Engineering Daniel Biru

Property Owner: Abbott Manufacturing

Design Professional: Korda / Nemeth Engineering

Zoning: DD (not located within a special sub-district)

Request:

Design review and approval to make install a chain link fence around the perimeter of block bound by Mt Vernon Ave., Neilston Ave., Buckingham St. and Sixth St. Project also includes the installation of a new sidewalk down the western side of Sixth St. (from Mt. Vernon to Buckingham) *The proposed fence will be roughly half a mile in perimeter* CC3359.27(D)3)

The case was tabled at the March 23 Downtown Commission meeting.

Discussion:

The applicant desires securing the site. The fence has been lowered two feet (to 5') and pushed back the fence five feet. New sidewalks will be installed on the west side. The perimeter will be sodded and maintained. The Commissioners questioned what portion of the site was used for trailers and if the remainder could be open. The applicant wanted to restrict pedestrian access.

Results:

Move to approve with the condition that:

- The fence on the Mt. Vernon side (south) be moved back twenty feet and landscaped with evergreen trees and grass.

Approved (6-0)

5. 410-10

Apartments - 369 Gay Street (SE Corner of Grant & Gay)

Applicant: The Daimler Group, Inc.

Property Owner: Benua Heirs Partnership

Design Professional: - Moody Nolan

Zoning: DD (No Sub-District)

Request:

Design review and approval for a new seven story apartment building. The building will have about 56 units and be 65,000 square feet. CC3359.27(D)3)

The project was heard on a conceptual basis by the Commission on January 26, 2010 and tabled by the Commission on March 23.

Discussion:

The Commission was generally pleased by how far the project had come. Non-binding suggestions are below.

Results:

Move to approve (6-0)

Non-binding Suggestions

- Study ways of making the ground floor windows less look less punched out. Explore different treatment of the brick.
- Consider reversing the order of the large graphic address so that it looks in sequence. Add more dimensionality to the letters.

6. 424-10

The Commons at Buckingham - 328 Buckingham St.

Applicant: Columbus Sign Company Jared Adkins

Property Owner: National Church Residences

Design Professional: Columbus Sign Company Jared Adkins

Zoning: DD (not located within a special sub-district)

Request:

Certificate of Appropriateness for two signs, one monument sign and one wall sign CC3359.27(D)3), CC3359.11

The Commons at Buckingham, a 100 SRO unit residence, was approved by the Downtown Commission in October of 2008. A condition of approval at that time was *that any additional signage and/or graphics be reviewed and approved by the Downtown Commission.*

The applicant had a monument sign approved by the Commission last month. This application discards the prior sign and goes in a different direction.

Result:

Motion to approve the new signage location and design (6-0).

IV. Certificate of Appropriateness application for Advertising Murals

7. 425-10

Pabst Blue Ribbon Beer Advertising Murals - 60 E. Spring Street

Applicant: Orange Barrel Media

Property Owner: JDS Spring LLS

Design Professional: Orange Barrel Media

Zoning: DD (Core Sub-District)

Request: Design review and approval for installation of a vinyl mesh advertising murals to be located on the east elevation of the two and six story condominium at 60 Spring Street. Proposed murals - Pabst Blue Ribbon Beer. The Downtown Commission has previously approved a mural at this location (Pabst, Skyy Vodka) CC3359.27(D)3); CC3359.11(7).

Discussion:

The Commission felt that this is an good example of the type of advertising murals the Commission is looking for.

Result

Motion to approve (5-0).

8. 426-10

Power Ball Mural – 260 South Fourth Street

Applicant: Orange Barrel Media

Property Owner: Stoddart Block, LP

Design Professional: Orange Barrel Media

Zoning: DD (Core Sub-District)

Request: Design review and approval for installation of an advertising mural to be located on the south elevation at 260 S. Fourth Street. Proposed mural – Power Ball – “It’s Here.” The Downtown Commission has previously approved murals at this location, the latest is still up - Time Warner Cable – Roadrunner. CC3359.27(D)3); CC3359.11(7).

Discussion:

There was a brief discussion as to why Wylie Coyote was lost on the prior advertising mural at this location – there was a trademark conflict. The color of the white background will be muted to a light grey. It was suggested that bills fly off the back of the mural and that the top edge of the white background be lowered so that the top of the large ball be exposed.

Results:

Motion to approve under the conditions that:

- The white background be lowered so that the red ball would project up.
- Bills fly out the back.

Approved (5-0)

9. 427-10

Advertising Mural - 8 E. Long Street - American Family Insurance

Applicant: Orange Barrel Media

Property Owner: Atlas Partners LLC

Design Professional: Orange Barrel Media

Zoning: DD (Core Sub-District)

Request: Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of the Atlas Building at 8 Long Street. Proposed mural – American Family Insurance – Theme “Do you need the policy? Hail sure gets big around here.” Dimensional “hail”. The Downtown Commission has previously approved murals at this location CC3359.27(D)3); CC3359.11(7).

Discussion:

This was regarded as a “fun take” – 10 feet diameter three dimensional hail and crushed cars. Some questions were raised about safety, the percentage of text and the colors of text (red and blue).

Results:

Move to approve (5-0).

V. Business / Discussion

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.